



Committee Members: Gotel, Holt, Hope, Pierce, Robinson, Schofield, Wright, Jasper

**Notice is hereby given that there will be a meeting of the**

**DEVELOPMENT CONTROL COMMITTEE  
Monday 23<sup>rd</sup> May 2016**

**Which begins at 7:00pm – RVS Offices, The Harlington**

**All Committee Members are summoned to attend**

Signed:

Town Clerk:

Date:

**AGENDA**

1	<b>Apologies</b> Schedule 12 of the LGA 1972 requires a record to be kept of members present, and that this record forms part of the minutes of the meeting. A resolution must be passed on whether the reason(s) for a member's absence are acceptable.
2	<b>Declarations of interest to any item on the agenda</b> Under the Local Authorities, The Localism Act 2011, (members must declare any interests and the nature of that interest, which they may have in any of the items under consideration at this meeting.  Members are reminded that they must disclose both the existence and the nature of a personal interest that they have in any matter to be considered at this meeting. A personal interest will be considered a prejudicial interest if this is one in which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the members' judgement of the public interest.
3	<b>Public Session</b> An opportunity will be given for members of the public to speak about a planning application for up to 3 minutes or at the discretion of the Chairman. It would help us to arrange the evening if those wishing to speak would contact the Planning Committee Clerk beforehand, but this is not compulsory.
4	<b>Approval of the Minutes</b>  To approve the minutes of the Development Control meeting held on Monday 9 <sup>th</sup> May.
5	<b>Current Applications to be Considered:</b>

**16/01185/FUL**

Plot 117, Edenbrook, Hitches Lane

Extension of use of plot 117 as a sales and marketing suite - for additional 1 year

Comments required by 1<sup>st</sup> June

**16/00660/HOU**

3 Woodgate

Part single storey, part two storey rear extension. Conversion of loft to habitable accommodation with front and rear dormer windows.

Comments required by 1<sup>st</sup> June

**16/01143/HOU**

121 Kings Road

Part First Floor and Part Single Storey Rear Extension.

Comments required by 6<sup>th</sup> June

**16/01044/HOU**

St Claude 73 Victoria Road

Single storey rear extension following demolition of existing conservatory, replace existing timber windows to gable, installation of flue through new flat roof and installation of 2no. sunpipes to side/north-west elevation.

Comments required by 6<sup>th</sup> June

**16/01012/HOU**

4 Howes Gardens

Single storey side extension and extension over current single storey on the front elevation

Comments required by 6<sup>th</sup> June

**16/00367/FUL**

16-18 Kings Road

Erection of 4 no 1 Bedroom Flats, provision of car parking and associated external works following demolition of existing ancillary building

Comments required by 23<sup>rd</sup> May

Amended Plans:

1. amended design

Previous comments Fri 06 May 2016

Previous comments have not been adequately addressed

**OBJECTION**

- On the plans the bins and access to them are shown located on land that does not belong to the applicant.
- Proposed building also encroaches on land that does not belong to the applicant at the front of the property
- Side windows are too close to the boundary ,overlooking neighbouring property

**16/01162/HOU**

3 Attenborough Close

Construction of a single storey side extension

Comments required by 7<sup>th</sup> June

**16/00961/FUL**

38 Award Road

Erection of detached 4 bedroom dwelling on land to the rear of existing property, new access, culvert diversion and associated works

Comments required by 7<sup>th</sup> June

**16/01223/HOU**

165 Tavistock Road

Single storey rear extension and part conversion of existing garage to habitable accommodation, with pitch tiled roof replacing flat roof area above habitable accommodation

Comments required by 7<sup>th</sup> June

**16/01101/FUL**

208 Fleet Road

Erection of a three storey building to provide 3 No one bedroom flats to the rear court yard parking and garage area

Comments required by 8<sup>th</sup> June

**16/00960/HOU**

Pebble Beech Reading Road North

Single storey side extension

Comments required by 10<sup>th</sup> June

**16/01070/FUL**

18 Church Road

Demolition of existing office block at 18 Church Road and erection of 14 apartments and associated access, parking and landscaping including roof alterations to No.179 Fleet Road

Comments required by 9<sup>th</sup> June

**16/01283/HOU**

29 Aldershot Road

Construction of a single storey rear addition

Comments required by 13<sup>th</sup> June

**16/01262/HOU**

24 Chestnut Grove

Single storey side/rear extension

Comments required by 13<sup>th</sup> June

**16/00164/HOU**

13 Darset Avenue

Two storey rear extension and roof dormer providing additional living accommodation to private residential house

Comments required by 30<sup>th</sup> May

Amended plans

1 A reduction in scale of the proposed development

2 Sun path analysis submitted

Previous comments Wed 16 Mar 2016

**OBJECTION**

' Parking is inadequate ' shared drive cannot be classed as a parking space and suggestion of on street parking is not appropriate therefore requirement for 3.25 spaces is not met ' GEN1. (vii)

' Breach in the 45 degree rule

' Overdevelopment of site ' the proposed development would take up most of the garden

' Out of keeping with street scene ' GEN1 (i)

' Loss of light to neighbouring property ' GEN1. (iii)

' Concern proposals will increase risk of flooding ' the land backing onto the gardens of these properties is already waterlogged

' Poor Design ' the worst example of the development of a semi-detached house in Fleet for some time! URB16

	<p><b>16/01209/HOU</b>  69 Dukes Mead  Erection of a single storey rear extension and replacement of existing garage flat roof from to pitched roof  Comments required by 13<sup>th</sup> June</p>
7	<p><b>To Note:</b></p> <p>Review of weekly lists</p>
8	<p><b>To Note:</b></p> <p><b>Planning Appeal:</b></p> <p><b>15/01359/FUL</b>  Land At 61 - 65 Albert Street  Erection of a terrace of two x two-bedroom and one x three-bedroom dwellings on land to the rear of 61- 65 Albert Street, following the demolition of existing substandard workshop buildings, and the removal of the front single storey flat roof extension from the frontage building</p> <p><b>15/02739/HOU</b>  20 Fitzroy Road  Erection of an extension to the existing garage with a first floor study/office area over the resultant footprint, including a new roof profile. Amendment to the enlarged garage approved under application 15/01490/HOU  Appeal Dismissed</p> <p><b>15/01106/FUL</b>  2 Carthona Drive  New four bedroom detached dwelling in the front curtilage of 2 Carthona Drive including detached garage and new driveway entrance. Extension and alteration of 2 Carthona Drive- Two storey and single storey extension, alteration to the elevation materials, alteration to driveway (changes to approved 14/01058/HMC)  Appeal Dismissed</p> <p><b>15/01107/FUL</b>  1 Carthona Drive  New four bedroom detached dwelling in the front curtilage of 1 Carthona Drive including detached garage and shared access with 1 Carthona Drive. Fenestration changes to 1 Carthona Drive  Appeal Dismissed</p> <p><b>Enforcement Cases received:</b></p> <p><b>16/00135/XPLAN</b>  23 Stockbridge Road  Complainant: CLLR  Complaint: Alleged development not in accordance with approved plans pursuant to planning permission 15/02966/HOU (Loft conversion incorporating 5 velux windows on the front roof slope and 2 velux windows on the rear)</p> <p><b>Enforcement Cases closed:</b></p> <p><b>16/00099/CONDS</b>  Central House 2 Kings Road Fleet Hampshire GU51 3AD  Complaint: Alleged breach of condition 10 of planning permission 15/01558/FUL working on site on both Good Friday and Bank Holiday Monday.</p>

	<p>Conclusion: Breach Ceased</p> <p><b>16/00018/CONDS</b>  2 Carthona Drive  Complaint: Breach of Planning Conditions - 14/01058/HMC  Conclusion: Not a breach of planning control</p> <p><b>16/00106/COU</b>  1 Dinorben Avenue  Complaint: Alleged use of premises/storage of builders materials and waste  Conclusion: Not a breach of planning control</p> <p><b>16/00015/UNTIDY</b>  Land Adjacent To 16 Wood Lane  Complaint: Untidy site and storage of abandoned building materials.  Conclusion: Not a breach of planning control</p> <p><b>16/00135/XPLANS</b>  23 Stockbridge Road  Complaint: Alleged development not in accordance with approved plans pursuant to planning permission 15/02966/HOU (Loft conversion incorporating 5 velux windows on the front roof slope and 2 velux windows on the rear)  Conclusion: Not a breach of planning control</p>
9	<p><b>To Note:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>25<sup>th</sup> May &amp; 15<sup>th</sup> June</p>
10	<p><b>Date of Next Meeting</b></p> <p>Monday 13<sup>th</sup> June – 7pm in the Harlington, RVS Offices</p>